

184.0

0006

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,306,200 / 1,306,200

USE VALUE: 1,306,200 / 1,306,200

ASSESSED: 1,306,200 / 1,306,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TARANTINO MICHAEL F	
Owner 2:	
Owner 3:	

Street 1: 219 WOLLASTON AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TARANTINO KAREN J -	
Owner 2: -	

Street 1: 219 WOLLASTON AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 5043 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8128		Sq. Ft.	Site		0	70.	0.82	7									464,687						464,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8128.000	840,300	1,200	464,700	1,306,200		123921
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

PREVIOUS ASSESSMENT									Parcel ID	184.0-0006-0018.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	840,300	1200	8,128.	464,700	1,306,200	1,306,200	Year End Roll	12/18/2019	
2019	101	FV	640,800	1300	8,128.	464,700	1,106,800	1,106,800	Year End Roll	1/3/2019	
2018	101	FV	640,800	1300	8,128.	391,700	1,033,800	1,033,800	Year End Roll	12/20/2017	
2017	101	FV	640,800	1300	8,128.	358,500	1,000,600	1,000,600	Year End Roll	1/3/2017	
2016	101	FV	640,800	1300	8,128.	305,400	947,500	947,500	Year End	1/4/2016	
2015	101	FV	626,300	1300	8,128.	265,500	893,100	893,100	Year End Roll	12/11/2014	
2014	101	FV	626,300	1300	8,128.	245,600	873,200	873,200	Year End Roll	12/16/2013	
2013	101	FV	626,300	1300	8,128.	233,700	861,300	861,300		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARANTINO KAREN	59309-521		6/15/2012	Convenience		No	No		
TARANTINO MICHA	45342-368		6/7/2005	Family		1	No	No	
TARANTINO KAREN	42469-337		4/12/2004	Family		1	No	No	
TARANTINO MICHA	39027-568		5/2/2003	Family		No	No		
WILSON ALAN	29548-482		12/18/1998		162,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/22/2002	170	AbvGrd.	3,000	O				15X30 ABOVE GROUND	8/25/2018	MEAS&NOTICE	HS	Hanne S											
4/12/1999	248	Foundati	100,000					NEW SINGLE FAMILY	12/8/2008	Info At Door	372	PATRIOT											
4/8/1999	179	Foundati	6,700					FOUNDATION FOR HOU	1/3/2000	Meas/Inspect	263	PATRIOT											
3/29/1999	153	Demoliti	5,000					DEMO HOUSE	6/16/1999		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	6 - Colonial	2	Rating: Very Good	A Bath:	Rating:	HOUSE DEMOLISHED 1998 NEW HOUSE BUILT APRIL 1999 41C 413168 NC=WIP RECHECK JACUZZI IN MASTER BATH.								4	14	4							
Sty Ht:	2A - 2 Sty +Attic	1	Total: 1	3/4 Bath:	2	Rating: Very Good									13	13	2						
(Liv) Units:				A 3QBth:	Rating:											22							
Foundation:	1 - Concrete	1/2 Bath:	1	Rating: Very Good											10	WDK (264)	12						
Frame:	1 - Wood	A HBth:	Rating:																				
Prime Wall:	2 - Clapboard	OthrFix:	1	Rating: Very Good																			
Sec Wall:	%																						
Roof Struct:	1 - Gable	OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating: Very Good																			
Color:	GREEN	A Kits:	Rating:																				
View / Desir:		Fpl:	1	Rating: Very Good																			
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: B- - Good (-)		CONDO INFORMATION																					
Year Blt: 1999	Eff Yr Blt:	Location:																					
Alt LUC:	Alt %:	Total Units:																					
Jurisdct: G4	Fact: .	Floor:																					
Const Mod:		% Own:																					
Lump Sum Adj:		Name:																					
INTERIOR INFORMATION				DEPRECIATION												REMODELING				RES BREAKDOWN			
Avg Ht/FL:	STD	Phys Cond:	VG - Very Good	1.8 %	Exterior:			No Unit	RMS	BRS	FL												
Prim Int Wall	1 - Drywall	Functional:		%	Interior:			1	9	4	M												
Sec Int Wall:	%	Economic:		%	Additions:																		
Partition:	T - Typical	Special:		%	Kitchen:																		
Prim Floors:	3 - Hardwood	Override:		%	Baths:																		
Sec Floors:	4 - Carpet	Total:	1.8 %		Plumbing:																		
Bsmnt Flr:	12 - Concrete	CALC SUMMARY												Electric:									
Subfloor:		Basic \$ / SQ:	125.00	General:																			
Bsmnt Gar:	2	Size Adj.:	0.95120478	Totals	1	9	4																
Electric:	3 - Typical	Const Adj.:	0.99594003																				
Insulation:	2 - Typical	Adj \$ / SQ:	118.418																				
Int vs Ext:	S	Other Features:	162667																				
Heat Fuel:	1 - Oil	Grade Factor:	1.21																				
Heat Type:	3 - Forced H/W	NBHD Inf:	1.00000000																				
# Heat Sys:	2	NBHD Mod:																					
% Heated:	100	LUC Factor:	1.00																				
Solar HW:	NO	Adj Total:	855667																				
% Com Wall	% Sprinkled:	Depreciation:	15402																				
		Depreciated Total:	840265																				
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																	
Make:				Juris. Factor:	1.00	Before Depr:	143.29																
Model:				Special Features:	0	Val/Su Net:	137.42																
Serial #:				Final Total:	840300	Val/Su SzAd:	241.05																
Year:																							
Color:																							
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
8	Pool A-O	D	Y	1 30		A	AV	2002	47.92	T	13.6	101			1,200			1,200					
2	Frame Shed	D	Y	1 8X10		A	AV	2006	0.00	T	10.4	101											
More: N				Total Yard Items:	1,200	Total Special Features:									Total:	1,200	IMAGE						
PARCEL ID 184.0-0006-0018.0																							
SKETCH																							
SUB AREA																							
SUB AREA DETAIL																							
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten													
BMT	Basement	1,976	49.380	97,575	BMT	100	RRM	60	A														
FFL	First Floor	1,976	118.420	233,994	UAT	100	FLA	100															
SFL	Second Floor	1,510	118.420	178,811																			
UAT	Upper Attic	371	82.890	30,753																			
WDK	Deck	264	9.750	2,574																			
OPF	Open Porch	18	43.820	789																			
Net Sketched Area: 6,115				Total: 544,496																			
Size Ad	3486	Gross Are	7228	FinArea	5043																		
AssessPro Patriot Properties, Inc																							